



**NOTICE OF
PLANNING COMMISSION MEETING
Thursday, September 26, 2013 7:00 p.m.
PLEASE NOTE CHANGE OF MEETING LOCATION
Community Recreation Center, 10640 N Clubhouse Drive**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a regular **Planning Commission Meeting on Thursday, September 26, 2013, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

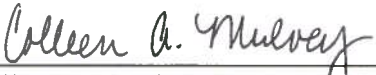
SCHEDULED ITEMS:

3. Review/Recommendation on Conceptual Plans by Blu Line Designs for a Development in the SC-1 Commercial Zone
4. Discussion on Accessory Apartments
5. Discussion on Structures in Setbacks
6. Discussion on Portable Utility Sheds
7. Committee Assignments and Reports

ADJOURNMENT

8. Adjourn

Posted this 23rd day of September, 2013



Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	9/26/2013

Planning Commission Agenda Item

SUBJECT:	Conceptual approval of the Blu Line/Project Utah plan for the SC-1 zone located at 4600 W Cedar Hills Dr. (Smart Property).
APPLICANT PRESENTATION:	Cory Shupe and Doug Young
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

Based on Planning Commissions requests, the building has been modified to lower the height of the north and south wings to four stories (renderings have been provided.) Blu Line Designs and Project Utah are seeking conceptual approval of the plan for the Smart property. According the Cedar Hills Code 11-4-2 Concept Plan: "Approval of the concept plan shall not be construed to constitute approval of the subdivision, but shall be deemed as an expression of approval of the basic concept and general layout of the proposed subdivision, which the subdivider may use as a guide in the preparation of the preliminary plan."

There is no vesting granted by either the Planning Commission or the City Council during the conceptual approval process. This is a time to provide input on modifications that you would like to see the developer make to the elevations of the proposed building, or changes that could be made to the site plan or setbacks.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Photo simulations, renderings, and conceptual site plan

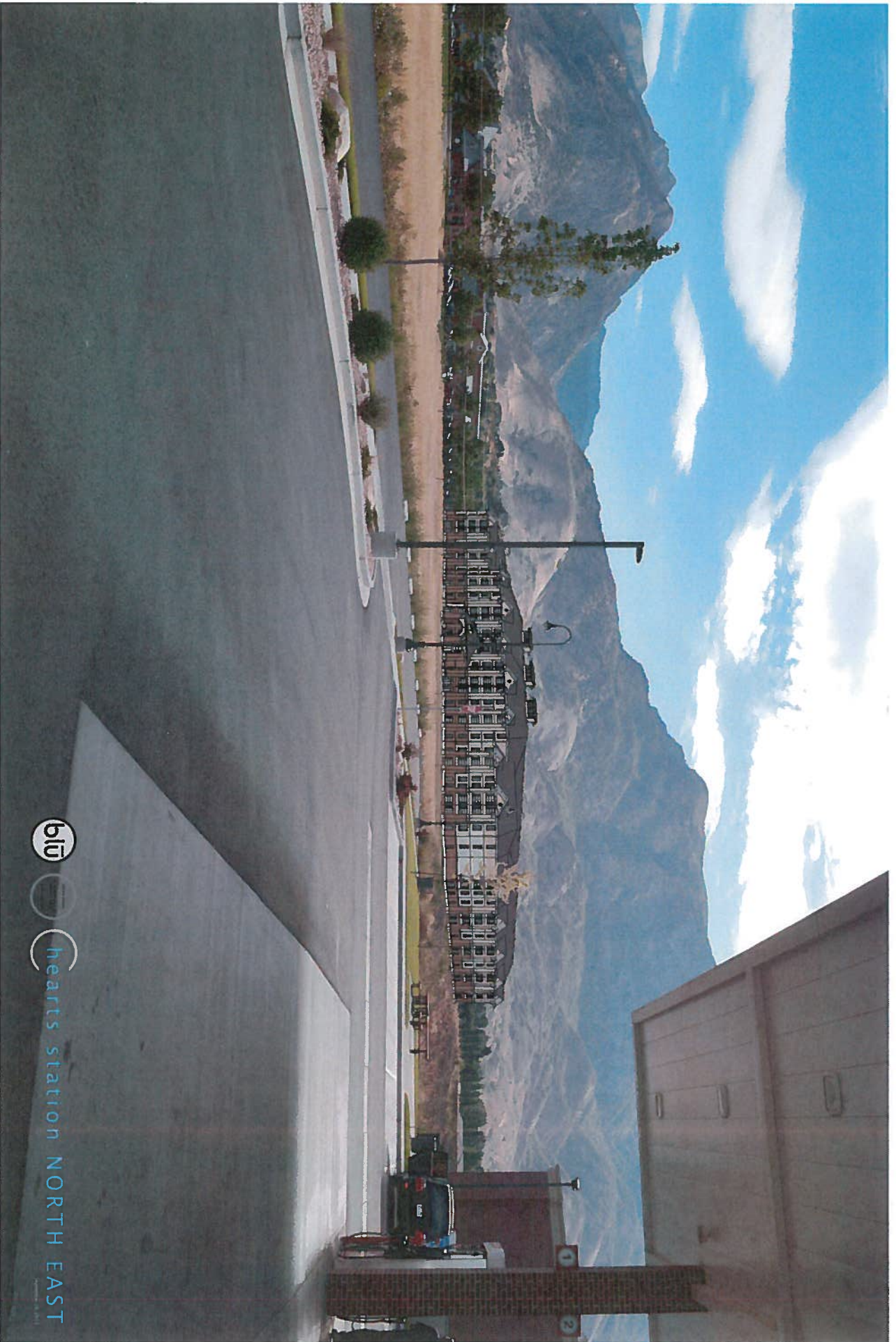
RECOMMENDATION:

Staff recommends that Planning Commission approve the conceptual plan for the proposed facility located at 4600 W and Cedar Hills Dr.

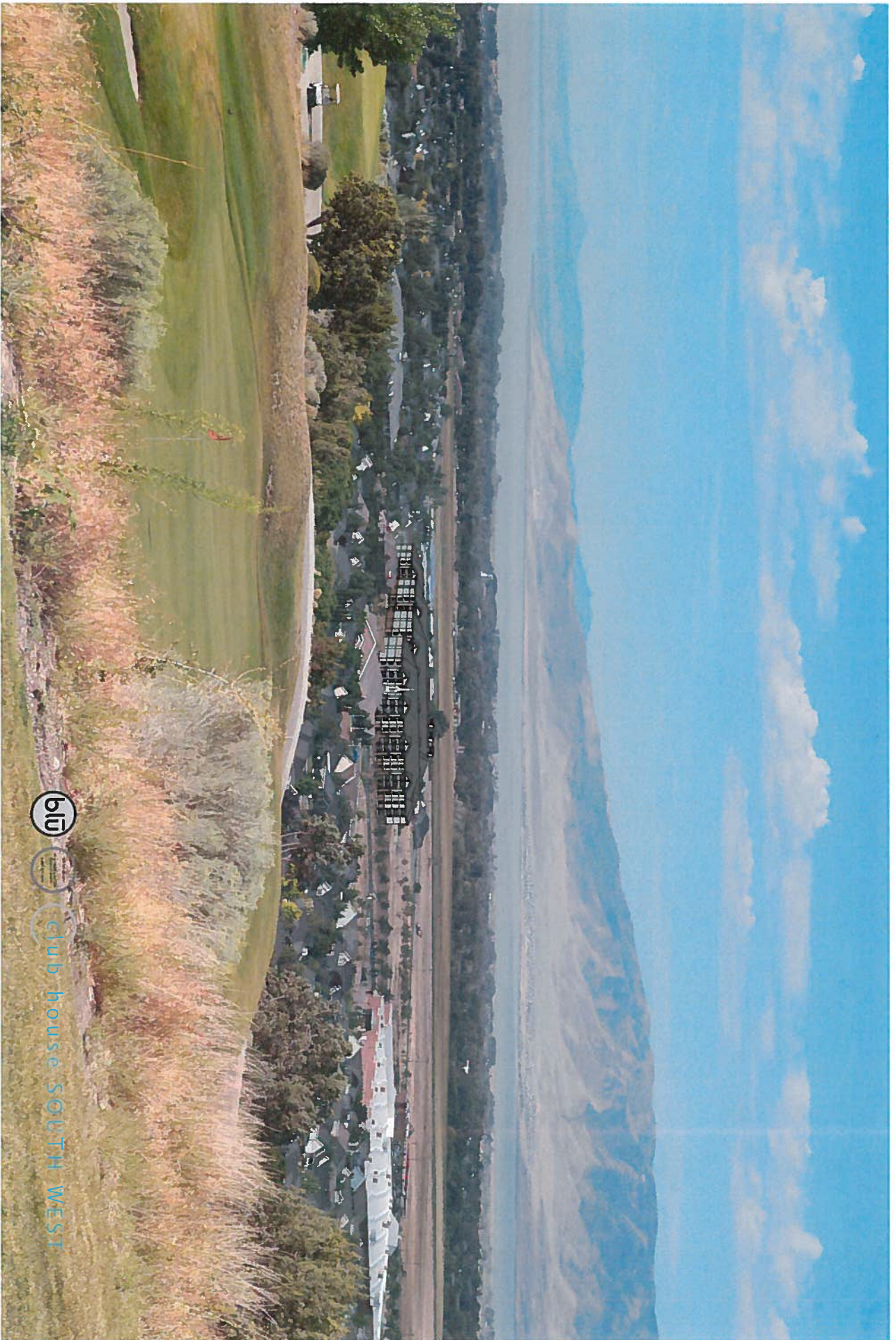
MOTION:

To approve the concept plan provided by Blu Line Designs and recommend to the City Council.





hearts station NORTH EAST

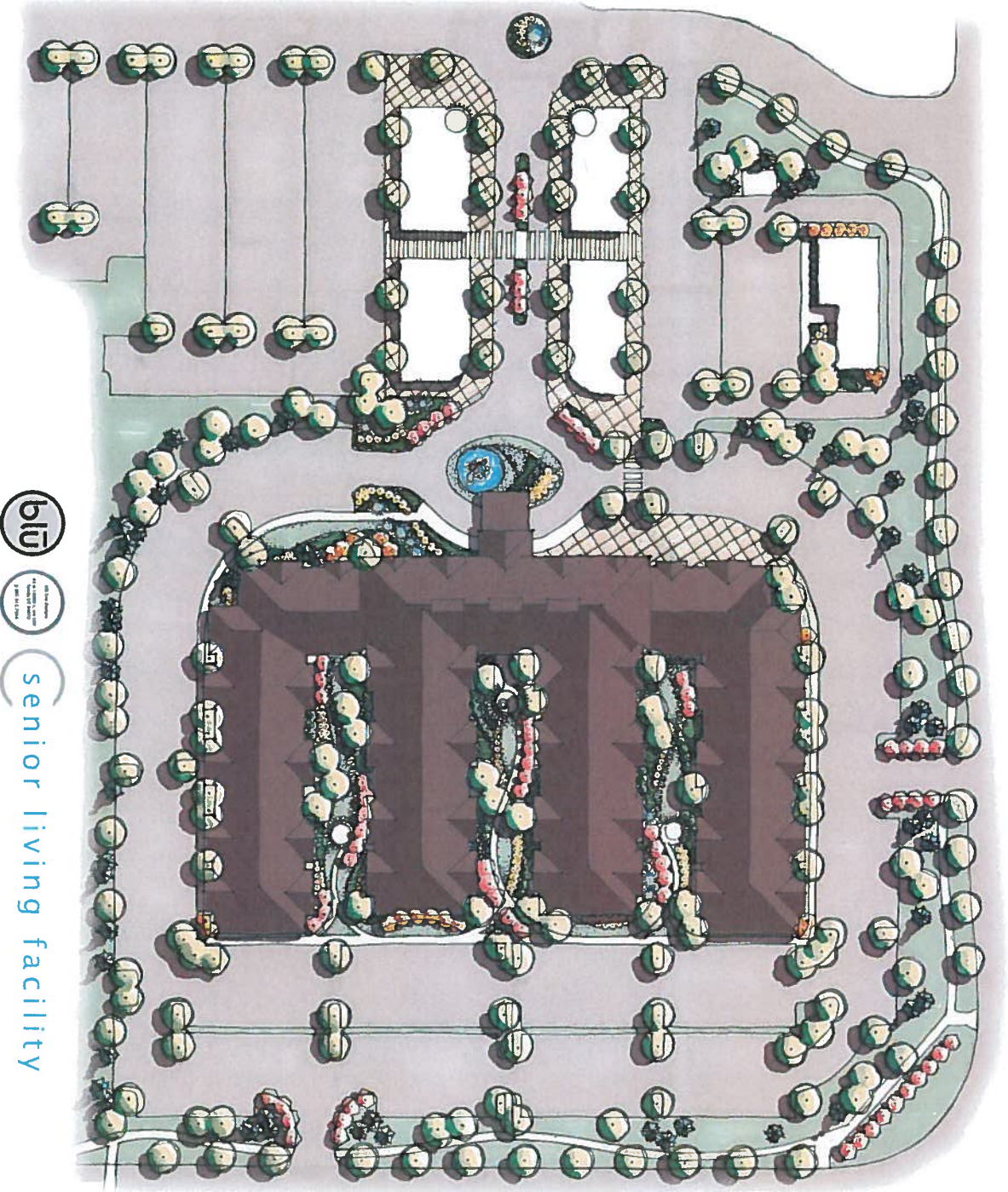


blu

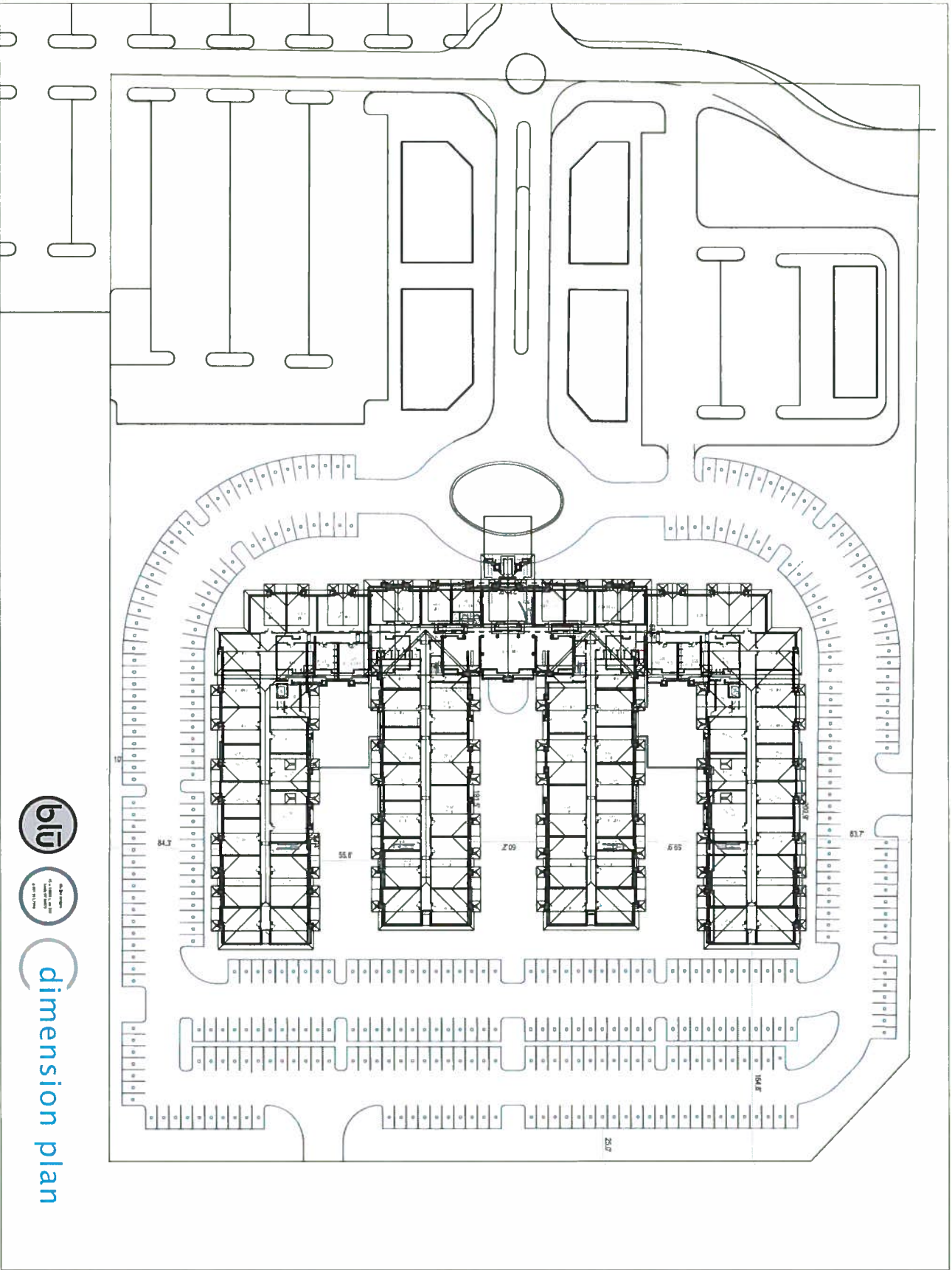


club house

SOUTH WEST



senior living facility



dimension plan





CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	9/26/2013

Planning Commission Agenda Item

SUBJECT:	Discussion on accessory apartments
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

Staff has been asked to clarify City Code regarding the definition of a family. From our current Code 10-2-1:

Family: One of the following groups of individuals, but not more than one at the same time:

- a) an individual living alone; or
- b) two (2) or more people all of whom are related to one designated occupant of the dwelling by blood, marriage, adoption, or legal guardianship and their foster children and up to two (2) other unrelated persons who do not pay rent or give other consideration for the privilege of staying with the family; or
- c) up to four (4) unrelated individuals who live together as a single housekeeping unit; or
- d) two (2) unrelated individuals and any children of either of them living as a single housekeeping unit. A "guest" under this section is defined as a person who stays with a family or a period of less than thirty (30) days within any rolling one year period and does not utilize the dwelling as a legal address for any purpose.

For purposes of the definition of family, the term "related" shall mean a spouse, parent, child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent, and great-grandchild. The term "related" does not include other, more distant relationships such as cousins.

There are inconsistencies and certain situations could arise that could be problematic legally and as a matter of enforcement; such as our definition of what constitutes being related. Staff would like to receive input from the Planning Commission to help update the code in order to make compliance understandable for residents/property owners, and enforcement consistent for the Zoning Department.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

N/A

RECOMMENDATION:

Staff would like input from the Planning Commission on any changes needed to the code.

MOTION:

Discussion item only, no motion necessary.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	9/26/2013

Planning Commission Agenda Item

SUBJECT:	Discussion on Structures in Setbacks
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

Recent discussions with residents have brought to light a few inconsistencies in City Code regarding structures being built in a lots setback area. In our City Code many of the zones have a provision that says any accessory building set back less than 12' to the main building shall be considered as part of the main building (see 10-4B-6B1 for further information). This was originally created because of fire code restrictions, staff would like to explore changing this regulation to be updated to current International Fire Code standards. This would make the distance depend on the burn time and materials used in construction.

Additionally, staff would like input on code 10-5-29, code regarding decks, porches, patios, pergolas, awnings, hot tubs, and similar structures. Staff is seeking input from the Planning Commission on building these types of structures in the setback area, as they are in many cases permanent structures.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

N/A

RECOMMENDATION:

Staff would like input from the Planning Commission on updates to the City Code regarding setbacks and fire code.

MOTION:

To recommend that staff draft changes and present them to the Planning Commission

or...

To make no changes to the current code.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	9/26/2013

Planning Commission Agenda Item

SUBJECT:	Discussion Regarding City Code 10-5-30 Portable Utility Sheds.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

The City Council has requested that the Planning Commission review the ordinance regarding sheds.

10-5-30: PORTABLE UTILITY SHED:

Portable utility sheds are permitted in the rear and side setback areas subject to the following conditions:

- A. No portion of the shed's structure is permitted to cross the property line or to drain onto a neighboring property.
- B. Where the property is located on a corner lot, the portable utility shed may be located within the optional enclosure area.
- C. Portable sheds will be limited to one hundred twenty (120) square feet floor area, maximum height of ten feet (10') and will not have a traditional type footing or foundation. They shall be built upon a hard surface. (Ord. 11-10-2009B, 11-10-2009)

The Council's request is to look at allowing changes to setbacks for corner lots and interior lots and to look at the 120 square foot limit on portable sheds.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

N/A

RECOMMENDATION:

Determine if the ordinance should include: differentiation in size of sheds (i.e. under 120, 120-200, 200 and over), altering of shed location in optional enclosure area and/or setbacks for sheds, definition of portable sheds, sheds, and accessory buildings, height requirements, and if the square footage of sheds should be tied to the IRC.

MOTION:

Direct staff to make the following changes to the City's shed ordinance...

or...

To make no changes to the shed ordinance.